

**GENERAL WARRANTY DEED**

This **GENERAL WARRANTY DEED** is made and entered into this 12TH day of DECEMBER, 2024, by and between **SYNERGY V, LLC, a Kentucky limited liability company**, 656 Bizzell Drive, Lexington, Kentucky 40510 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the mailing and tax in-care-of address for the current tax year.

WITNESSETH:

That for and in consideration of payment of the sum of **TEN THOUSAND DOLLARS AND 00/100 CENTS (\$10,000.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

WOLF RUN TRUNK G
SEWER IMPROVEMENT PROJECT
139 ELAM PARK

A tract or parcel of land situated at the southwestern end of the Elam Park and North of Southland Drive in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

BEGINNING AT A POINT, center of Elam Park a distance of 1,008.1 feet from the center of Rosemont Garden; thence S 21°47' W, a distance of 29 feet; thence N 69°26' W, a distance of 243.00 feet; thence N 19°36' E, a distance of 70.27 feet; thence S 70°10' E, a distance of 80.43 feet; thence S 20°04' W, a distance of 44.41 feet; thence S 70°11' E, a distance of 163.94 feet to the **TRUE POINT OF BEGINNING**, and containing 0.235 Acres (10,245 sq. ft.); and,

Being the same property conveyed to Synergy V, LLC, a Kentucky limited liability company, by deed dated September 9, 2021, of record in Deed Book 3884, Page 264, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described property together with all rights, appurtenances, and improvements thereunto belonging unto the Grantee, its successors and assigns, forever, in fee simple.

AND the Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title and interest in and to the above described property, including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has a good and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantor will **WARRANT GENERALLY** the title thereto.

PROVIDED, HOWEVER, this conveyance is made subject to any and all restrictions and/or conditions that may appear of record affecting said property hereinabove described.

CONSIDERATION CERTIFICATE

The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property conveyed is \$10,000.00. Grantee

joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 552-2024 passed by the Lexington-Fayette Urban County Council on November 14, 2024.

IN WITNESS WHEREOF, the parties have hereto signed this deed this the day and year first above written.

GRANTOR:

SYNERGY V, LLC, a
Kentucky limited liability company

BY:



JOHN G. BURNETT,
MEMBER

GRANTEE:

LEXINGTON-FAYETTE
COUNTY GOVERNMENT

BY:



LINDA GORTON,
MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by John G. Burnett, as a Member, for and on behalf of Synergy V, LLC, a Kentucky limited liability company, for and on behalf of the limited liability company, on this 11th day of December, 2024.



Notary Public, Kentucky, State-at-Large

My Commission Expires: 4 / 4 / 2026

Notary ID # KYNP47151

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, by Linda Gorton, as Mayor of the Lexington-Fayette Urban County Government, for and on behalf of the Government, on this 12th day of December, 2024.


Cynthia A. Cannon-Ferguson
Notary Public, Kentucky, State-at-Large

My Commission Expires: 2 / 26 / 2025

Notary ID # KYNP 218666



PREPARED BY:


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